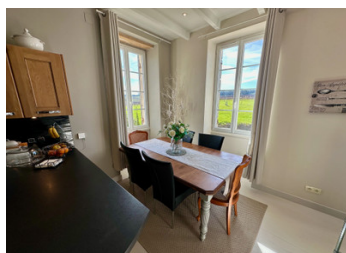


Superb, detached 5 bedroom family home with air conditioning, new pool, separate apartment, gite potential



INFORMATION

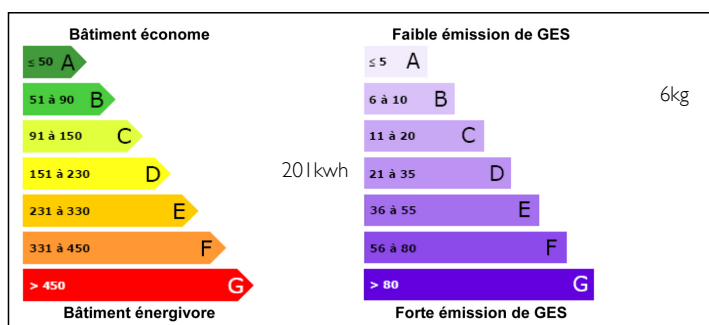
Town:	Saint-Thomas-de-Conac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	310 m2
Plot Size:	24420 m2



IN BRIEF

Presented in excellent order, this property has just about everything - a three-bedroomed main house with a two bedroomed independent second house with gite potential, in the basement. A new salt water swimming pool, barn space for parking, storage and workshops as well as a potting shed. Over two hectares of land and located within walking distance of the village which has a bar restaurant and boulangerie, and is close to the beaches (25 mins) of the Atlantic coast. The coast is visible in the distance from the first floor bedroom windows. Bordeaux 1 hour, An early viewing appointment is highly recommended.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2028 EUR

NOTES

DESCRIPTION

Set in an extremely quiet and peaceful position, this property is superbly renovated and tastefully decorated. This five bedroomed family home offers comfortable and flexible accommodation over three floors.

It is extremely flexible and is ideal for family home, rental opportunities or a second home.

The principal living space is accessed via stone steps to the front door giving onto a spacious entrance hallway. On the left is a family living room with reversible heat pump providing cooling in summer and heating in winter. There is also wood burner providing a very attractive centrepiece to this space. On the opposite side of the hallway, there is a downstairs WC. Moving on to the kitchen with solid oak units and dining area enjoying double aspect windows with views onto the garden, pool and countryside views beyond.

Upstairs, there are three bedrooms with the master suite enjoying a private bathroom and WC, whilst the two further large double bedrooms share a family bathroom and WC just next door.

The basement level, with its own entrance from the pool side of the house, can be used as part of the family home or has the potential for a self-contained rental gîte with two bedrooms and it could easily be converted to provide independent accommodation for a member of the family with restricted mobility.

There is substantial dry barn space of over 200 square metres with plenty of room for vehicles, garden equipment, a workshop and...